

- XX.XX] PROP. ELEVATION
- PROPERTY LINE
- EASEMENT LINE
- BUILDING LINE
- ∞ SILT FENCE & SAFETY FENCE (CAN NOT BE ORANGE)
- ⌋ DOWNSPOUT (TYP) WITH DIRECTION
- ⊖ SUMP OUTLET
- ⌋ WINDOW WELL, 24" x 36"
- ⌋ EGRESS WINDOW WELL, 36" x 42"
- /F TOP OF FOUNDATION ELEVATION
- ;F GARAGE FLOOR ELEVATION
- /L BRICK LEDGE ELEVATION
- ➔ OVERFLOW ROUTE

**NOV ENGINEERING**  
5100 S. LINCOLN • SUITE 100  
PHONE: (630) 271-0770  
ILLINOIS BUSINESS REGISTR

**BENCHMARK**  
N TOP OF CURB ADJACENT TO THE FIRST  
F OF OAKHURST DRIVE ON THE NORTH SIDE  
AKES DRIVE.  
705.61

**BENCHMARK**  
IN TOP OF CURB ADJACENT TO HYDRANT  
HE CORNER OF LOTS 20 AND 30 IN  
IT 52.  
707.33

S. REFERENCE M  
BENCHMARK LIST F  
CEMCON, LTD.)

**SITE BEN**  
IN TOP OF CURB  
TH OF EAST NEW  
OAKHURST DRI  
717.13

**SITE BEN**  
IN TOP OF CURB  
ANT SOUTH OF EAST NEW  
IE OF OAKHURST DRIVE.  
715.41

HOLD FOR  
CMT Final Punch list  
12/04/07

11/30/07  
John, Can you  
please review?  
T/T Ken and this  
takes priority over  
N. Ave 55. Dan F.

4 Certification  
upon the survey information  
ed by the Final Plat of Survey  
ugust 1st, 2007 by Midwest Technical  
nts, we find that the as-built  
information is in substantial conformance  
with the original approved site plan. 000911

## PARTNERS IN DEVELOPMENT

THOMAS W. LEHMAN, P.E.  
MANAGING PRINCIPAL

630.963.8184 PHONE

630.963.4475 FAX

708.738.0010 CELL

twlehman@ameritech.net EMAIL

**MORRIS**  
**ENGINEERING INC**

Civil Engineering Consulting &amp; Surveying

Jonas V. Vaznelis

5100 S. Lincoln (Rt. 53)

Lisle, IL 60532

(630) 271-0770 ext. 105

(630) 271-0774 Fax

3-1

6301 SOUTH CASS AVENUE • SUITE 301 • WESTMONT, IL

**NOTICE: ALL INFORMATION IN THIS BOX (EXCEPT AS NOTED) MUST BE FILLED IN FOR YOUR APPLICATION TO BE ACCEPTED!**

**SITE INFORMATION** (Required For Commercial Submissions Only)

PARCEL No: 0720302081LEGAL SUBDIVISION: FOX VALLEY EAST  
REGION II UNIT NO. 52UNIT: 52 LOT: 2

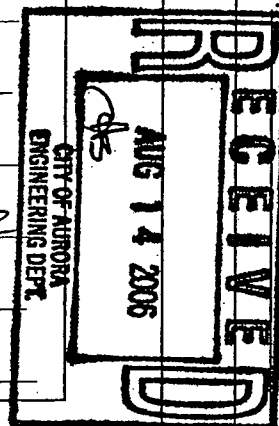
**DEVELOPER / OWNER INFORMATION**

COMPANY: GEMINI OFFICE DEVELOPMENTCONTACT: THOMAS W. LEHMANADDRESS: 6301 S. CASS AVE. STE. 301CITY: WESTMONT STATE: IL ZIP: 60559PHONE: 630-963-8184 FAX: 630-963-4475E-MAIL(If Any): TWLEHMAN@AMERITECH.NET

**PROJECT ENGINEER**

COMPANY: MORRIS ENGINEERINGCONTACT: JOHN SIGITAS P.  
VAZNELISADDRESS: 5100 S. LINCOLNCITY: LISLE STATE: IL ZIP: 60532PHONE: 630 271-0770 FAX: 271-0774E-MAIL(If Any): JOHNVAZNELIS@ECIVIL.COMC.O.A PROJECT ENGINEER: John SigintasPROJECT ADDRESS: 6301 S. CASS AVE. STE. 301PROJECT NAME: Gemini Office Develop PROJECT No. 06-390DATE: 8/8/06

OFFICIAL USE ONLY



000912

**3-1**

## Project Information Sheet

OFFICIAL USE ONLY

PROJECT NAME:

Gemini Office Develop PROJECT No. 06-390

DATE: 8/8/06

C.O.A PROJECT ENGINEER:

John Specina

PROJECT ADDRESS:

110 W. Oakhurst Dr.

NOTICE: ALL INFORMATION IN THIS BOX (EXCEPT AS NOTED) MUST BE FILLED IN FOR YOUR APPLICATION TO BE ACCEPTED!SITE INFORMATION (Required For Commercial Submissions Only)

PARCEL No: 0720302081

LEGAL SUBDIVISION: FOX VALLEY EAST  
REGION II UNIT NO. 52

UNIT: 52 LOT: 2

## DEVELOPER / OWNER INFORMATION

COMPANY: GEMINI OFFICE DEVELOPMENT

CONTACT: THOMAS W. LEHMAN

ADDRESS: 6301 S. CASS AVE. STE. 301

CITY: WESTMONT STATE: IL ZIP: 60559

PHONE: 630-963-8184 FAX: 630-963-4475

E-MAIL(If Any): TWLEHMAN@AMERITECH.NET

## PROJECT ENGINEER

COMPANY: MORRIS ENGINEERING

CONTACT: ~~JOHN~~ VARNELIS

ADDRESS: 5100 S. LINCOLN

CITY: KISLE STATE: IL ZIP: 60532

PHONE: 630-277-0770 FAX: 277-0774

E-MAIL(If Any): JONVARNELIS@ECIVIL.COM

842

CITY-ENG

APPROVED  
CITY OF AURORA  
AUG 14 2006

238 213

000913



# City of Aurora

Engineering Division • 44 E. Downer Place • Aurora, Illinois 60507-2067 • (630) 844-3620  
FAX (630) 892-0322

Kenneth Schroth, P.E.  
Director of Public Works  
City Engineer

December 7, 2007

Sigitas P. Vaznelis  
Morris Engineering, Inc.  
5100 S. Lincoln (Rt. 53)  
Lisle, IL 60532

Re: Record Plans (As-Builts) Project #06.390  
Gemini Office Development  
240 N. Oakhurst Drive

Dear Mr. Vaznelis,

We have completed the review of the record plans (as-builts) submitted on 12/03/07 for the above referenced project. The plans submitted do not meet the encircled items on the attached City's Requirements For Record Drawings (As-Builts). The following are additional review comments:

1. The approved plans measured the required 24" x 36", the plans submitted measure 30" x 40".
2. The as-built location(s) of the sanitary sewer service and existing watermain does not match the approved 03/03/07 Field Change sketch. Provide an As-Built cross section showing the sanitary sewer service and existing watermain meet the requirements set forth on Standard Drawing No. 18 of the Standard Specifications for Water & Sewer Construction in Illinois (attached) and all Illinois Environmental Protection Agency (IEPA) standards.
3. Clearly show the relocation of both, or either, of these utilities (see encircled item #3, 5, and 9 on the attached Requirements For Record Drawings (As-Builts)).
4. Show the As-Built elevations of all structures, utilities, and improvements appearing in the profile drawing.
5. Clearly show the existing watermain crossing in the profile.
6. Show the As-Built location of the water valve vault and B-Box per the encircled item #3, 5, and 9 on the attached Requirements For Record Drawings (As-Builts).
7. Based on the as-built top of walk elevations shown along the Oakhurst Drive sidewalk, the parkway exceeds the City's 6% maximum allowable slope.



Enclosed with this review letter is a punch list of items needing addressing, prior to final acceptance of the Record Plans, compiled by the City's Field Representative, James Chambers of CMT. Complete all items listed on the enclosed punch list prior to re-submitting Record Plans, including any revised as-built information resulting from completion of the punch list.

Once all items on the punch list have been completed, arrange for a re-inspection with James Chambers directly. If you should have any question regarding any of the punch list items, contact James Chambers directly.

Sincerely,

Kenneth Schroth, PE  
Director of Public Works/ City Engineer

By:

John H. Spoelma  
Reviewer

cc:

Steve Andras, City of Aurora, Assistant City Engineer  
Dan Feltman, City of Aurora, Engineering Division  
Dan Goewey, City of Aurora, Engineering Division  
Thomas W. Lehman, Gemini Office Development/ Partners in Development  
Scott W. Mousel, Krah! Construction

## REQUIREMENTS FOR RECORD DRAWINGS (AS-BUILTS)

- ① Use the approved plans for as-built documents. (Don't redraw the plans)
2. Cross out proposed rim & inverts and write in the as-built elevation. (Rim grades must be within .2' of proposed.)
- ③ If a utility line was moved, show by crossing out and drawing in its new location.
4. Give as-built lengths and slopes on all sewer lines.
- ⑤ Give as-built lengths on water main, usually between valves.
6. Give locations of all valves & B-boxes based on distance from nearest fire hydrant. (i.e. x ft. North, y ft. East)
- ⑦ Benchmarks should be established on all fire hydrants. (Use NW bolt on breakaway flange)
8. Give locations of all corporation stops and B-boxes on water services for each lot with respect to nearest property corner.
- ⑨ Give locations of all sanitary service lines for each lot with respect to nearest property corner.
10. Basically, anything shown on the approved plans should as-built.
- N/A 11. Stormwater Management Facility
  - a) The only item that can be redrawn to show accurately how it was constructed and to accurately be able to calculate as-built volumes.
  - b) Submit certified calculations of as-built pond volume and verify that it equals or exceeds the required volume. Show as-built volume on plans.
  - c) Give as-built side slopes (Bottom slopes also if blue/green)
  - d) Verify high water elevation, overflow construction and normal water levels.
  - e) Certify installation & size of restrictors or outlet system.
  - f) Verify one foot of freeboard around pond.
12. Grading
  - a) Verify overland flood routing.
  - b) Show as-built grading of all outlots, parks, stormwater management facilities & major drainage ways.
  - c) If a subdivision, grading for individual lots will be submitted when built on.
  - d) If a commercial, industrial or non residential site, show as-built grading of site. Basically, was it graded as proposed.
- N/A 13. Give all as-built centerline grades and top of curb grades every 50'. In addition, give top of curb grades at every lot line intersection.
- N/A 14. Show as-built wiring for street lights.
15. Show any offsite work that may have been adjusted or replaced.
16. Be sure to include details in set of as-builts.
- ⑪ Submit two (2) sets of prints initially for review and field inspection.
18. When all punchlist items have been repaired and approved, submit the following:
  - a) One (1) complete set of mylar as-builts. (NO SEPIAS)
  - b) For sites 20 acres or more, one (1) electronic copy of the as-builts. Refer to Kane County Stormwater Ordinance for any specific requirements.
19. All record drawings (as-builts) must be signed and sealed by a registered Illinois professional engineer.
20. All verification calculations must be signed and sealed by a registered Illinois professional engineer.

000916



HIGHWAYS & BRIDGES  
WATER & WASTEWATER  
LAND DEVELOPMENT

Crawford, Murphy &amp; Tilly, Inc.

Consulting Engineers

City of Aurora  
Department of Engineering  
44 East Downer Place  
Aurora, IL 60507

December 03, 2007

Attn: Mr. Dan Goewey

Re: Gemini Outpatient Facility  
Proj. No.: 02299-01-00-0702  
City of Aurora Job # 06.390

Dan,

Per request, I have completed a **final inspection** for the above referenced project. The following is a punch list of items that should be addressed prior to its acceptance.

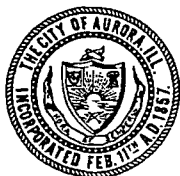
1. Change out lid on the Domestic Service Valve Vault to one with the words "City of Aurora" cast in it.
2. Install steps in both Valve Vaults (on the vertical side of the eccentric cones) to allow for any necessary access.
3. Clean out Existing Storm Structure located in the adjacent detention pond (storm sewer tie-in). Additional mortar should also be applied around the new pipe penetration.
4. Remove inlet protection fabric from Storm Structure INL-1.
5. Adjust grading (fill & stabilize) behind back of sidewalk along Oakhurst Drive to allow for positive drainage.
6. Provide additional seeding to better stabilize area between the southwest corner of the parking lot and Sanitary Manhole #3 as well as the storm trench between MH-12 and Existing.
7. Adjust final grading & stabilize areas around Sanitary Manhole #3, both Valve Vaults and the Existing Storm Structure (storm sewer tie-in).

If you should have any questions about the above referenced items or if you would like to schedule a re-inspection (once these items have been completed in full) please contact the undersigned at (630) 373.2831.

Sincerely,  
CRAWFORD, MURPHY & TILLY

James E. Chambers

000917



# City of Aurora

Engineering Division • 44 E. Downer Place • Aurora, Illinois 60507-2067 • (630) 844-3620  
FAX (630) 892-0322

Kenneth Schroth, P.E.  
Director of Public Works  
City Engineer

December 7, 2007

«CourtesyName» «AddressesFirstName» «AddressesLastName»; P.E.  
«Company»  
«AddressesAddress»  
«AddressesCity», «AddressesStateOrProvince» «AddressesPostalCode»

Re: «PROJECT\_NAME»  
Proj. # «PROJECT\_»-«PROJECT\_ID»

Dear «CourtesyName» «AddressesLastName»;

Enclosed please find one set of marked up as-built plans for the above referenced project. In addition, enclosed is a punchlist based on a field inspection of the site.

Please make the necessary repairs/revisions required by the punchlist and marked up as-builts and contact our field inspector, Jason Hinkle (630-373-2831), for a reinspection. When all items have been repaired to the satisfaction of the inspector, submit one complete set of revised, signed and sealed mylar as-builts.

Please be advised that acceptance and/or final occupancy requires that all necessary easements be submitted & accepted by the City Council prior to acceptance and/or issuance of a final occupancy permit. So, if you have any easements that are required, please submit as soon as possible so we can review the document and start the approval process.

If you have any questions, please call.

Sincerely,  
Peter J. Haurykiewicz, P.E.  
City Engineer

By:  
Timothy J. DuSell, P.E.  
Civil Engineer

cc: «ContactsFirstName» «ContactsLastName» - «CompanyName»

000918



UNOFFICIAL COPY

**WARRANTY DEED**  
**Statutory (Illinois)**  
**(Corporation to Corporation)**



**FRED BUCHOLZ**  
**DUPAGE COUNTY RECORDER**  
 APR. 10, 2006 RHSP 11:01 AM  
 DEED 07-20-302-081  
**004 PAGES R2006-064928**

THE GRANTOR, N. Y. OAKHURST,  
 LLC,

(the above space for Recorder's use only)

a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of TEN and 00/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GEMINI OFFICE DEVELOPMENT, LLC, a limited liability company organized and existing under and by virtue of the laws of the State of Illinois having its principal office at the following address: One South Wacker Drive, Suite 800, Chicago, Illinois 60606, the following described Real Estate situated in DuPage County, in the State of Illinois, to wit:

Parcel 1: Lot 2 in PDA Resubdivision of Lot 2 in Fox Valley East, Region II Unit No. 52-Oakhurst 1st Resubdivision, being part of the Southwest 1/4 of Section 20, Township 38 North, Range 9, East of the Third Principal Meridian, according to the plat of said PDA Resubdivision recorded December 18, 2002 as Document No. R2002-351500, in DuPage County, Illinois.

Parcel 2: Non-exclusive easement upon Lot 39 in Fox Valley East Region II Unit No. 52-Oakhurst, a Subdivision of part of the Southwest 1/4 of Section 20, Township 38 North, Range 9, East of the Third Principal Meridian, in DuPage County, Illinois, for the benefit and burden of Parcel 1 as created by the storm water retention and detention and cost share obligations agreement dated December 1, 1996 and recorded January 3, 1997 as Document R97-000974.

Parcel 3: Non-exclusive easement upon Lot 1 in Fox Valley East Region II Unit No. 52-Oakhurst, a Subdivision of part of the Southwest 1/4 of Section 20, Township 38 North, Range 9, East of the Third Principal Meridian, in DuPage County, Illinois, for the benefit and burden of Parcel 1 as created by the agreement of easements for ingress and egress and covenants for maintenance of easement premises dated December 1, 1996 and recorded January 3, 1997 as Document 97-000976.

SUBJECT TO: Covenants, conditions and restrictions of record, ~~public and utility easements and roads and highways, if any, and easements for 2001 and subsequent years~~ as described on Exhibit A attached heret

Permanent Index Number (PIN): 07-20-302-081

Address of Real Estate: Vacant parcel South of Southwest corner of New York and Oakhurst, Aurora, IL

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Members this 23 day of March, 2006.

N.Y. OAKHURST, LLC

By: Michael Butler  
 MICHAEL BUTLER, Member

By: Mark Butler  
 MARK BUTLER, Member

UNOFFICIAL COPY

State of Illinois )  
 County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **MICHAEL BUTLER and MARK BUTLER**, personally known to me to be Members of **N. Y. OAKHURST, LLC**, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Members they signed and delivered the said instrument, as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 23 day of March 2006.


Commission expires \_\_\_\_\_, 20\_\_\_\_  
**OFFICIAL SEAL** NOTARY PUBLIC  
**KURT HEERWAGEN**  
 Notary Public, State of Illinois  
 My Commission Expires 07/09/2009

This instrument was prepared by

Kurt Heerwagen  
 BOEGER, HEERWAGEN, LUSTHOFF & BRENDEMUHL, P.C.  
 2914 S. Harlem Avenue  
 Riverside, IL 60546

*me*  
 Mail To and send bills to:

Mindy W. Sherman  
 Perkins Coie  
 131 South Dearborn Street, Suite 1700  
 Chicago, IL 60603-5559


STATE & COUNTY TAX	STATE OF ILLINOIS	# 0000040200	REAL ESTATE TRANSFER TAX
	 APR.-7.06		01477.50
	DUPAGE COUNTY		FP326686

Gemini Office Development, LLC  
 One South Wacker Drive  
 Suite 800  
 Chicago, IL 60606

Send tax bills to:

GEMINI OFFICE DEVELOPMENT  
 1 S. WACKER DR  
 # 800  
 CHICAGO, IL  
 60606

OR RECORDER'S OFFICE BOX NO.

CITY TAX  REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	CITY OF AURORA	# 0000035676	REAL ESTATE TRANSFER TAX
	MAR. 22.06		02955.00
			FP351000

Page 2

## UNOFFICIAL COPY

5. AGREEMENT OF EASEMENT FOR INGRESS AND EGRESS AND COVENANTS FOR MAINTENANCE OF EASEMENT PREMISES DATED DECEMBER 1, 1996 AND RECORDED JANUARY 3, 1997 AS DOCUMENT R97-000976.
6. SCREEN PLANTING EASEMENT IN FAVOR OF AURORA VENTURE, THE OAKHURST COMMUNITY ASSOCIATION, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED/FILED AS DOCUMENT NO. R94-128614, AFFECTING THE SOUTHERLY 40.00 FEET OF THE UNDERLYING LAND.
7. TERMS, PROVISIONS AND CONDITIONS CONTAINED IN AGREEMENT OF EASEMENTS FOR STORM SEWER AND DETENTION BASIN RECORDED APRIL 27, 1999 AS DOCUMENT R99-094973, RELATING TO EASEMENTS FOR STORM SEWERS, DETENTION BASIN AND WATER LINES.
8. COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), RELATING TO THE USE OF THE LAND CONTAINED IN THE DOCUMENT KNOWN AS "RESTRICTIVE COVENANT" DATED AS OF OCTOBER 1, 2004 MADE BY N.Y. OAKHURST, LLC, IN FAVOR OF SAFEWAY INC., AND RECORDED OCTOBER 20, 2004 AS DOCUMENT NO. 2004270390.
9. TERMS AND CONDITIONS CONTAINED IN TRUSTEE'S DEED RECORDED AUGUST 9, 2001 AS DOCUMENT NO. R2001-166187 AND WARRANTY DEED RECORDED AUGUST 9, 2001 AS DOCUMENT NO. R2001-166188.

[CH060810.033]

-2-

3/22/06

UNOFFICIAL COPY

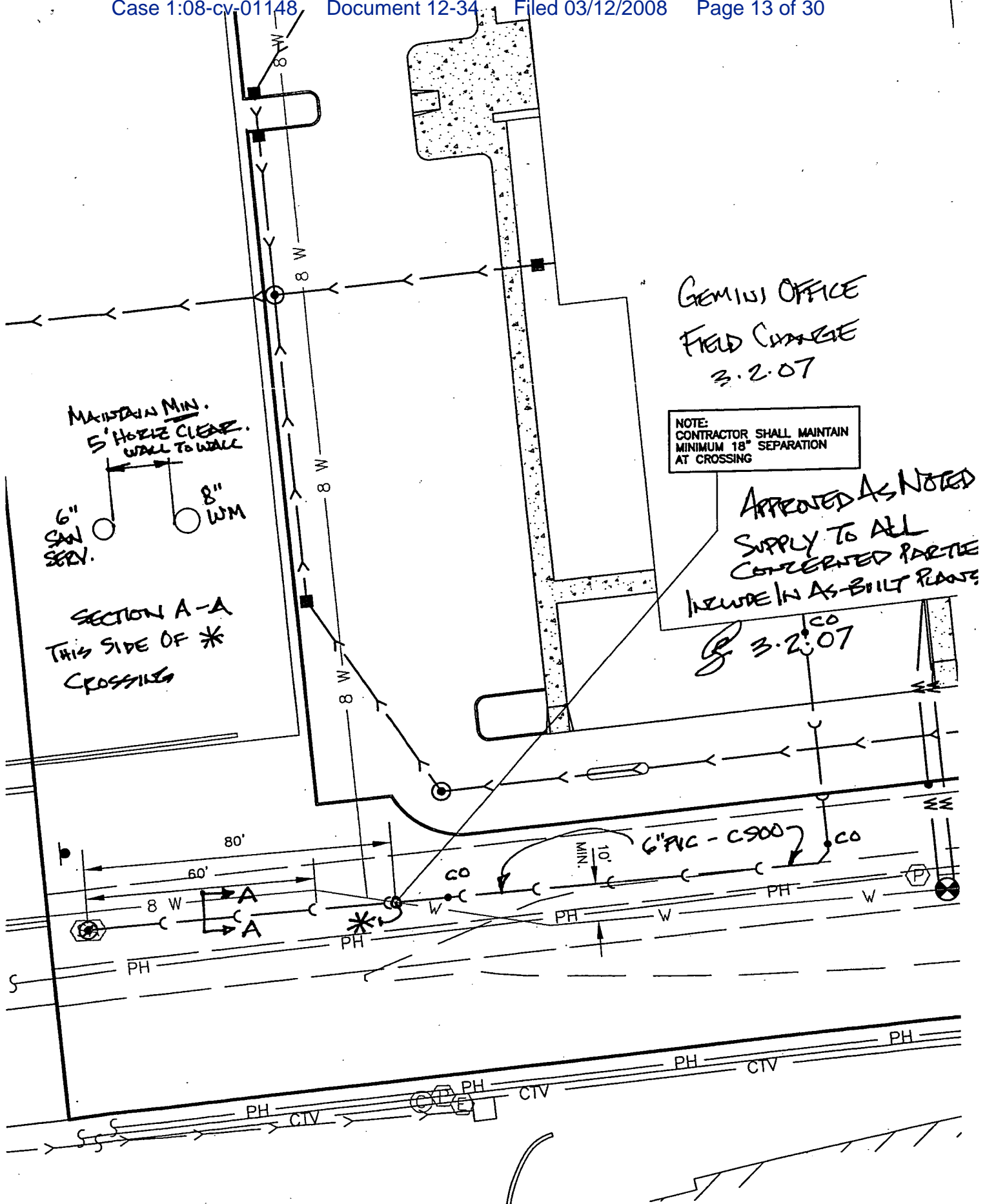
Exhibit A

PERMITTED EXCEPTIONS

1. TAXES FOR THE YEAR 2005.
2. EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY, AMERITECH AN NICOR GAS, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED AUGUST 9, 2001 AS DOCUMENT NO. R2001-166186, AFFECTING: THE EAST 10.00 FEET OF SAID LOT, EXCEPT THE SOUTH 40.00 FEET THEREOF; THE EAST 20.00 FEET OF THE SOUTH 40.00 FEET; AND THE NORTH 10.00 FEET OF THE SOUTH 40.00 FEET, EXCEPT THE EAST 20.00 FEET THEREOF.
3. TERMS, PROVISIONS, CONDITIONS AND OBLIGATIONS INCLUDING PROVISION FOR LIEN FOR NONPAYMENT, CONTAINED IN STORM WATER RETENTION AND DETENTION AND COST SHARING OBLIGATIONS DATED DECEMBER 1, 1996 AND RECORDED JANUARY 3, 1997 AS DOCUMENT R97-000974, RE THE COST AND MAINTENANCE OF STORM WATER FACILITIES, AS AMENDED BY AGREEMENT DATED MARCH 17, 2006 BY AND BETWEEN SAFEWAY, INC., A DELAWARE CORPORATION AND N.Y. OAKHURST, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AND RECORDED AS DOCUMENT NO. [R06-                   1].
4. MATTERS SHOWN ON THE PLAT OF FOX VALLEY EAST, REGION II UNIT NO. 52-OAKHURST 1<sup>ST</sup> RESUBDIVISION AFORESAID, AS FOLLOWS: 30.00 FEET ALONG THE EAST LINE OF THE UNDERLYING LAND.

[/CHD60810.033]

3/22/06



## Partners in Development

**USA, LLC**

6301 South Cass Avenue, Suite 301  
Westmont, Illinois 60559

## Facsimile Transmittal

Date: 2 MAR 07

Number of pages including cover sheet: 2

To: STAB ANDRAS

From: Tom Lehman  
Partners in Development, USA, LLC

Phone: (630) 899-3620

Phone: (630) 963-8184

Fax: (630) 892-0322

Fax: (630) 963-4475

E-mail: \_\_\_\_\_

E-mail: [twlehman@ameritech.net](mailto:twlehman@ameritech.net)

Remarks: 5/6/15

- ATTRACKED, PLEASE FIND EVIDENCE OF WHICH WE  
SPOKE.

- IF WE COULD PROB- REDUCTION FORMER,  
I WOULD REALLY APPRECIATE IT.

~~Handwritten musical notation on a five-line staff, featuring a treble clef and a key signature of one flat (B-flat). The notation includes a series of eighth and sixteenth notes, some beamed together, and rests. The handwriting is somewhat stylized and appears to be a student exercise.~~

Tom: Plan is approved as noted. Please call with any questions: 630.264.3032 Ref. Gemini Proj. # 06.390

Regards,

## C.O.A. RESPONSE

## Confidentiality Notice

This facsimile may contain information intended only for the use of the Addressee. If the reader is not the intended recipient or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that any dissemination or copying of the facsimile is strictly prohibited. If you received this facsimile by mistake, please immediately notify our office at (630) 963-8184 and return the original facsimile to us at the above address via the U.S. Postal Service.

~~000924~~



\* \* \* COMMUNICATION RESULT REPORT ( MAR. 2.2007 4:33PM ) \* \* \*

FAX HEADER: AURORA ENG DEPT

FILE MODE	OPTION	ADDRESS (GROUP)	RESULT	PAGE
866 MEMORY TX		9634475	OK	P. 2/2

## REASON FOR ERROR

E-1) HANG UP OR LINE FAIL  
E-3) NO ANSWER

E-2) BUSY

E-4) NO FACSIMILE CONNECTION

**Partners in Development****USA, LLC**6301 South Cass Avenue, Suite 301  
Westmont, Illinois 60559

## Facsimile Transmittal

Date: 2 MAR 07Number of pages including cover sheet: 2To: STEVE ANDRASFrom: Tom Lehman  
Partners in Development, USA, LLCPhone: (630) 899-3520Phone: (630) 963-8184Fax: (630) 892-0322Fax: (630) 963-4475

E-mail: \_\_\_\_\_

E-mail: twlehman@ameritech.netRemarks: STEVEATTACHED, PLEASE FIND SKETCH OF CURCH US  
SKETCH.IF US COULD PROB Resolution FORWARDED  
11.11.11

000925



5100 S. Lincoln, Lisle, Illinois 60532  
(630) 271-0770 Fax (630) 271-0774  
ecivil.com

## FAX COVER LETTER

TO: Jim Chambers – Crawford, Murphy (c/o City of Aurora Engineering Department)

**FROM:** Pam Otero

DATE: January 24, 2007

TOTAL NUMBER OF PAGES (including this cover page): 2

PROJECT #: 06-PR-5004

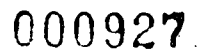
RE: Gemini Outpatient Facility

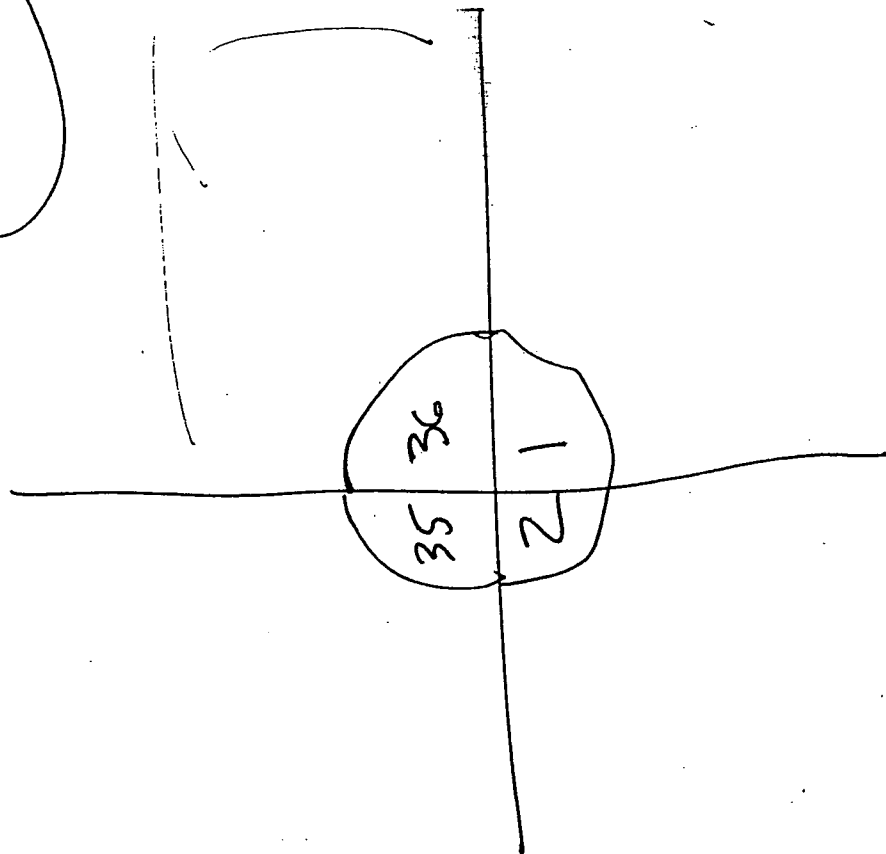
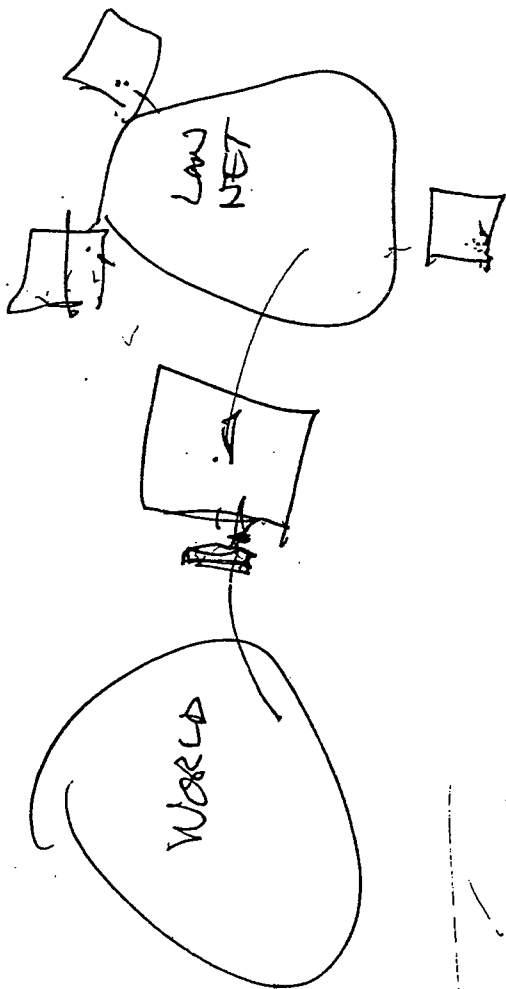
COMMENTS:

SENT TO (FAX #): 1 (630) 892-0322

**If you do not receive all pages as indicated, please call (630) 271-0770.**

000926







**Kenneth Schroth, P.E.**  
 Director of Public Works/  
 City Engineer

# City of Aurora

DPW Engineering Division

44 E. Downer Place • Aurora, Illinois 60507-2067 • Phone (630) 844-3620  
 • FAX (630) 892-0322  
 • TDD (630) 892-8858

## Letter of Transmittal

**TO: Morris Engineering**

**5100 Lincoln Avenue**

**Lisle, IL 60532-2119**

<b>Date:</b>	<b>01/15/07</b>	<b>Project No:</b>	<b>06.390</b>
<b>Attention:</b> Jon V. Vaznelis			
<b>Re:</b> Gemini Outpatient Facility			

**We are sending you:**

Copies	Date	No.	Description
2	N/A		Signed IEPA Sanitary Permits

**Comments:**

Signed:

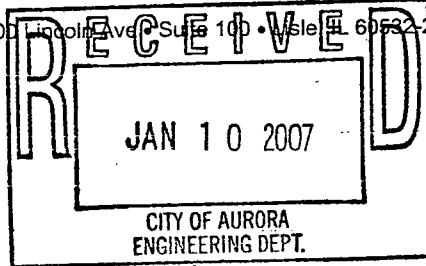
John H. Spoelma  
 630-906-7432

000929



Civil Engineering Consulting &amp; Surveying

5100 Lincoln Ave Suite 100 • Westmont, IL 60552-2119 • 1 (630) 271-0770 • 1 (630) 271-0774 Fax



Project File No. 06-PR-5004

cc: Client ☐ Accounting ☒ File ☒

Method of Delivery: USPS

Client Notified Ready for Pick-up \_\_\_\_\_

Date

Initials

## LETTER OF TRANSMITTAL

To: John H. Spoelma, Civil Engineer 1	Date: January 8, 2007
City of Aurora-Department of Public Workd	
Engineering Division	RE: Gemini Outpatient Facility
44 East Downer Place	240 North Oakhurst Drive
Aurora, IL 60507-2067	Aurora, IL

## Documents Enclosed:

Quantity	Date	No.	Document Title
2	12/08/06	8 pgs	Schedule FTP - Fast Track Service Connection Permit Application and IEPA WPC-PS-1 Application for Permit or Construction Approval 1 original 1 copy

**Comments:** The previous application sent to you on 12/12/06 for signature had the City of Aurora information and Fox Metro information listed incorrectly. Please sign the corrected applications at Section 7.4 and return to our office in the enclosed self-addressed envelope as soon as possible.

From: Jon V. Vaznelis, Ext. 105  
Project Manager

Pick-up Date: \_\_\_\_\_

Pick-up By: \_\_\_\_\_

000920



# MEMO

TO: Steve Andras  
FROM: John Spoelma  
DATE: 01/10/2007  
RE: Gemini Outpatient Facility  
Project #06.390

*DONE*

Steve,

Please sign the attached IEPA Sanitary Permit Applications for a sanitary service ( Clerks signature not required).

I felt a little further explanation was in order: You had signed applications before (also attached). However, the applications listed the City on line 7.4.1 "Additional Certificate By Intermediate Sewer Owner" rather than on line 7.4 "Certificate By Intermediate Sewer Owner".

I didn't think it was a big problem, as long as the City was listed as one of the "Intermediate Sewer Owners". Well FMWRD didn't think so. Hence, the new applications to sign.

000931



**Kenneth Schroth, P.E.**  
 Director of Public Works/  
 City Engineer

# City of Aurora

DPW Engineering Division

44 E. Downer Place • Aurora, Illinois 60507-2067 • Phone (630) 844-3620  
 • FAX (630) 892-0322  
 • TDD (630) 892-8858

## Letter of Transmittal

**TO: Morris Engineering, Inc.**

**5100 Lincoln Avenue**

**Lisle, IL 60532-2119**

<b>Date:</b>	<b>12/21/06</b>	<b>Project No:</b>	<b>06.390</b>
<b>Attention:</b>	<b>Sigitas P. Vaznelis</b>		
<b>Re:</b>	<b>Gemini Outpatient Facility</b>		

**We are sending you:**

Copies	Date	No.	Description
2	N/A		Signed IEPA Sanitary Permits

**Comments:**

Signed:

*John H. Spoelma*  
 John H. Spoelma

630-906-7432

000932

**Illinois Environmental Protection Agency**  
**Permit Section, Division of Water Pollution Control**  
 P.O. Box 19276  
 Springfield, Illinois 62794-9276

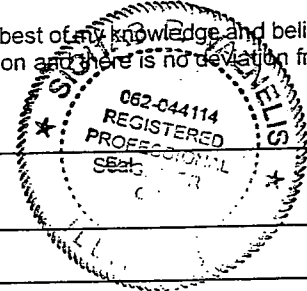
**Schedule FTP - Fast Track Service Connection Permit Application**

1. Name of Project Gemini Outpatient Facility

2. Certificate by Design Engineer

I hereby certify that I am familiar with the information contained in this application and that to the best of my knowledge and belief such information is true, complete and accurate. The plans were prepared by me or under my direction and there is no deviation from the requirements of the Illinois Recommended Standards for Sewage Works.

Engineer Sigitas P. Vaznelis 062-044114  
 Name Registration Number



Firm Morris Engineering, Inc.

Address 5100 Lincoln Avenue

Lisle, IL 60532-2119 Phone Number (630) 271-0770

Signature Sigitas P. Vaznelis

3. A. Commencing July 1, 2003, Section 12.2 of the Environmental Protection Act ( 415 ILCS 5/12.2, as amended by P.A. 93-32) requires the Agency to collect a fee for certain applications for the installation of sanitary sewer connections and extensions. Except for conditions listed below, the following fee schedule shall apply:

Fee Dollars	Population Equivalents
100	1
400	2-20
800	21-100
1200	101-499
2400	500 or more

Please send the appropriate fee; certified or cashiers checks made out to: "Treasurer, State of Illinois, Environmental Protection Permit and Inspection Fund" with the applicant's Federal Employee Identification Number (FEIN ) appearing on the face of the check. Any fee remitted to the Agency shall not be refunded at any time or for any reason, either in whole or in part.

The Sewer Permit fee does not apply to:

1. Any Department, Agency or Unit of State Government
2. Any unit of local government where all of the following conditions are:
  - a) The cost of the installation or extension is paid wholly from monies of the unit of local government, grants or loans, federal grants or loans, or any combinations thereof;
  - b) The unit of local government is not given monies, reimbursed or paid, either in whole or in part, by another person except for state grants or loans or federal grants or loans;

I/We Fox Metro Water Reclamation District hereby certify that subsections 2a and 2b have been met.  
 ( Signature of Unit of Government )

Submit a certified copy of budget item or council minutes if project is funded by unit of local government pursuant to Subsection B(1) and B(2) above.

- B. For any sanitary sewer connection that serves an industrial wastewater source, a \$1000 fee shall be required for any industrial wastewater source that does not require pretreatment of the wastewater prior to discharge to the publicly owned treatment works or publicly regulated treatment works.

4. **Project Location and Service Area:** Submit map(s) of the service area that includes the following:

- A. A 8 ½ x 11 inch detailed location map or USGS map showing the project with respect to major roadways.  
B. The proposed sewer layout and project location.

Township 38N Section 20 Range 9E

- C. Submit 8 ½ x 11 inch detailed sanitary sewer connection plan view map.

5. **Minimum Requirements:**

	True	False	N/A
A. The applicant will construct, own and operate the service connection(s), no additional waste load or connections will be added in future and the sewer connection will not be extended in future.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. The project is being constructed entirely within the Facilities Planning Area ( F.P.A. ).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. Non domestic liquid waste is not produced inside the building.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D. A separate sanitary service connection is provided for each building and each service connection discharges directly to an existing publicly owned or publicly regulated sanitary sewer.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. The design is in accordance with Illinois Recommended Standards for Sewage Works ( No deviation allowed ).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F. Minimum size of the service sewer is 4 inches in diameter and is not less than the diameter of the plumbing pipe from the building.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G. Minimum slope of the service sewer is 1%.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
H. Minimum cover over the service sewer is 3 feet.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I. Straight line alignment is maintained on service connection, otherwise cleanouts or manholes are provided at points of change in alignment.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J. Service sewer is at least 10 feet horizontally separated from the water main or water service.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
K. Service sewer crossing the water main or water service is laid with sewer below the water line and the crown of the sewer a minimum 18 inches below the invert of the water line.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
L. Flexible pipe to be installed in accordance with ASTM 2321-00 using Class IA or 1B or II or III ( circle one or more ) embedment material and same material to be used from 4 inches below the pipe to at least 6 inches above the pipe.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
M. Bedding Class A or B or C ( circle one ) as described in ASTM C12 to be used for rigid pipe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
N. Illinois Historical Preservation Agency (IHPA) approval obtained and submitted with this application.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



915 Harger Road, Suite 330  
Oak Brook, IL 60523  
Phone (630) 684-9100  
Fax (630) 684-9120  
Website: <http://huffindhuff.com>

---

## MEMORANDUM

To: Ed Cox  
R.H. Anderson & Associates, Inc.

From: Linda L. Huff, P.E.  
Sean LaDieu, P.E.  
Huff & Huff, Inc.

Re: Indian Trail Road  
City of Aurora  
Traffic Noise Analysis Screening - **DRAFT**

Date: December 14, 2007

---

This memorandum summarizes the traffic noise analysis screening performed for the above reference project. State noise guidelines and regulations were used in conjunction with the Federal Highway Administration (FHWA) approved Traffic Noise Model (TNM) Look-Up Tables to identify noise sensitive areas and evaluate potential traffic impacts. This report contains a discussion of noise sensitive receptors, a description of the noise analysis methodology, and the analysis of the existing and future noise levels.

### 1. INTRODUCTION

The project limits include Indian Trail Road between Mitchell Road and North Farnsworth Avenue. The project is located within Aurora, Kane County, Illinois, as shown in Figure 1. The area is a mixture of residential and commercial/office land use.

The City of Aurora is proposing construction of a center turn-lane on Indian Trail Road. The turn-lane will ease access to the commercial area south of Indian Trail Road, and is part of the City's plan to meet future transportation needs.

000935

Indian Trail Road  
Traffic Noise Screening - DRAFT  
Page No. 3

### 3.2 State Regulations and Policy

IDOT defines noise impacts to occur at sensitive receptors in the following two situations:<sup>1</sup>

- Design-year traffic noise levels approach, meet or exceed the NAC, with approach defined as 66 dBA for the residential NAC of 67 dBA.
- Design-year traffic noise levels are a substantial increase over existing traffic generated noise levels, defined as an increase greater than 14 dBA.

IDOT, in conformance with 23 CFR Part 772, evaluates noise abatement for projects when noise impacts are identified. The evaluation includes a feasible and reasonable analysis of noise abatement options. Noise abatement is considered to be feasible if a substantial traffic noise reduction is achieved by the noise abatement option. A substantial traffic noise reduction is considered to be at least eight (8) dBA at an adjacent impacted receptor.

Noise abatement is considered to be economically reasonable if the option is cost effective. A cost effective noise abatement option achieves the IDOT policy value of \$24,000 per benefited residence. Benefited residences are quantified according to the number of residences afforded a five-dBA or greater traffic noise reduction.

## 4. RECEPTOR SELECTION

A receptor is typically representative of an area, a group, or cluster of noise sensitive receptors, such as residences. Receptor selection is generally based on changes in traffic noise levels as a result of changes in traffic volumes, speed, composition (trucks and cars), roadway alignment (horizontal and vertical), number of lanes, background noise, shielding, and ground cover. Distance to the proposed Indian Trail Road and speed limit changes were the main components used to select receptors for this project. Twelve receptors were chosen at various intervals to represent the residential areas within the project limits. These receptors include single-family residences and multi-family residences. Figure 2 depicts the receptor locations relative to the proposed roadways.

## 5. TNM SCREENING

### 5.1 TNM Look-Up Input

Modeling of the traffic noise levels at the receptors located within the project limits was conducted utilizing the FHWA approved TNM Look-up Tables (TNM). Prediction of noise levels is one step in assessing potential noise impacts and abatement strategies. Traffic noise levels for the receptor sites were predicted using existing (2008) and future (2030) traffic volumes for the No-build and Build scenarios.

---

<sup>1</sup> Illinois Department of Transportation, Division of Highways, Bureau of Design and Environment Manual, Section 26-6.

000936



For IEPA Use Only:

	Yes	No
Application is complete?	<input type="checkbox"/>	<input type="checkbox"/>
The project qualifies for a FTP?	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Special Conditions:

☐ 34 Wetlands  
☐ 36 NPDES Storm Water Permit  
☐ 213 IDOT (flood plain, delete 34)

\_\_\_\_\_  
Review Engineer    Signature

\_\_\_\_\_  
Unit Manager Signature



Illinois Environmental Protection Agency  
Permit Section, Division of Water Pollution Control  
P.O. Box 19276  
Springfield, Illinois 62794-9276

For IEPA Use:

**Application for Permit or Construction Approval  
WPC-PS-1**

1. Owner Name: Partners In Development

Name of Project: Gemini Outpatient Facility

Township: City of Aurora

County: Du Page

2. Brief Description of Project:

Construction of approximately 260 feet of PVC sanitary sewer service with the necessary appurtenances, to serve a medical outpatient facility.

3. Documents Being Submitted: If the Project involves any of the items listed below, submit the corresponding schedule, and check the appropriate boxes.

	<u>Schedule</u>		<u>Schedule</u>
Private Sewer Connection/Extension	A/B <input type="checkbox"/>	Spray Irrigation	H <input type="checkbox"/>
Sewer Extension Construct Only	C <input type="checkbox"/>	Septic Tanks	I <input type="checkbox"/>
Sewage Treatment Works	D <input type="checkbox"/>	Industrial Treatment/Pretreatment	J <input type="checkbox"/>
Excess Flow Treatment	E <input type="checkbox"/>	Waste Characteristics	N <input type="checkbox"/>
Lift Station/Force Main	F <input type="checkbox"/>	Erosion Control	P <input type="checkbox"/>
Fast Track Service Connection	FTP <input checked="" type="checkbox"/>	Trust Disclosure	T <input type="checkbox"/>
Sludge Disposal	G <input type="checkbox"/>		

Plans: Title Gemini Outpatient Facility

(civil only)

No. of Pages: 4

Specifications: Title Incorporated in the plan

No. of Books/Pages: N/A

Other Documents: \_\_\_\_\_  
(Please Specify)

3.1 Illinois Historic Preservation Agency approval letter: Yes ☐ No ☐

4. Land Trust: Is the project identified in item number 1 herein, for which a permit is requested, to be constructed on land which is the subject of a trust? Yes ☐ No ☒

If yes, Schedule T (Trust Disclosure) must be completed and item number 7.1.1 must be signed by a beneficiary, trustee or trust officer.

5. This is an Application for (Check Appropriate Line):

- ☒ A. Joint Construction and Operating Permit  
☐ B. Authorization to Construct (See Instructions) NPDES Permit No. IL00 \_\_\_\_\_  
☐ C. Construct Only Permit (Does Not Include Operations)  
☐ D. Operate Only Permit (Does Not Include Construction)

000938

## 6. Certifications and Approval:

## 6.1 Certificate by Design Engineer (When required: refer to instructions)

I hereby certify that I am familiar with the information contained in this application, including the attached schedules indicated above, and that to the best of my knowledge and belief such information is true, complete and accurate. The plans and specifications (specifications other than Standard Specifications or local specifications on file with this Agency) as described above were prepared by me or under my direction.

Engineer Name: Sigitas P. VaznelisRegistration Number: 062 - 044114  
(3 digits) (6 digits)Firm: Morris Engineering, Inc.Address: 5100 Lincoln AvenueCity: Lisle State: IL Zip: 60532 Phone No: (630) 271-0770Signature X *Sigitas P. Vaznelis* Date: 12/07/06

## 7. Certifications and Approvals for Permits:

## 7.1 Certificate by Applicant(s)

I/We hereby certify that I/we have read and thoroughly understand the conditions and requirements of this Application, and am/are authorized to sign this application in accordance with the Rules and Regulations of the Illinois Pollution Control Board. I/We hereby agree to conform with the Standard Conditions and with any other Special Conditions made part of this Permit.

7.1.1 Name of Applicant for Permit to Construct: Partners In DevelopmentAddress: 6301 S Cass AvCity: Westmont State: IL Zip Code: 60559Signature X *Thomas W. Lehman* Date: 8 Dec 06Printed Name: Thomas W. Lehman, P.E. Phone No: (630) 963-8184Title: Managing PrincipalOrganization: Partners in Development7.1.2 Name of Applicant for Permit to Own and Operate: Partners In DevelopmentAddress: 6301 S Cass AvCity: Westmont State: IL Zip Code: 60559Signature X *Thomas W. Lehman* Date: 8 Dec 06Printed Name: Thomas W. Lehman, P.E. Phone No: (630) 963-8184Title: Managing Principal

000939

## 7.2 Attested (Required When Applicant is a Unit of Government)

Signature X \_\_\_\_\_ Date: \_\_\_\_\_

Title: \_\_\_\_\_  
(City Clerk, Village Clerk, Sanitary District Clerk, Etc.)

7.3 Applications from non-governmental applicants which are not signed by the owner, must be signed by a principal executive officer of at least the level of vice president, or a duly authorized representative.

## 7.4 Certificate By Intermediate Sewer Owner

I hereby certify that (Please check one):

- ☒ 1. The sewers to which this project will be tributary have adequate reserve capacity to transport the wastewater that will be added by this project without causing a violation of the environmental Protection Act or Subtitle C, Chapter I, or
- ☐ 2. The Illinois Pollution Control Board, in PCB \_\_\_\_\_ dated \_\_\_\_\_ granted a variance from Subtitle C, Chapter I to allow construction of facilities that are the subject of this application.

Name and location of sewer system to which this project will be tributary:

Sewer System Owner: Fox Metro Water Reclamation DistrictAddress: 682 State Route 31City: Oswego State: IL Zip Code: 60543

Signature X \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Phone No: (630) 892-4378

Title: \_\_\_\_\_

## 7.4.1 Additional Certificate By Intermediate Sewer Owner

I hereby certify that (Please check one):

- ☒ 1. The sewers to which this project will be tributary have adequate reserve capacity to transport the wastewater that will be added by this project without causing a violation of the environmental Protection Act or Subtitle C, Chapter I, or
- ☐ 2. The Illinois Pollution Control Board, in PCB \_\_\_\_\_ dated \_\_\_\_\_ granted a variance from Subtitle C, Chapter I to allow construction facilities that are the subject of this application.
- ☐ 3. Not applicable

Name and location of sewer system to which this project will be tributary:

Oakhurst, Unit 52 8" diameterSewer System Owner: City of AuroraAddress: 44 East Downer PlaceCity: Aurora State: IL Zip Code: 60507-2067Signature X Stephen K. Andrus Date: 12/21/06

000940